



The Shore Line

The Official Newsletter published by
BLUE RIDGE PROPERTY OWNERS ASSOCIATION

The Shore Line

Vol O, No.6

924 S. LAKESHORE DR.
LOUISA, VA 23093

TELEPHONE OFFICE:
(540) 967-1408

FAX:
(540) 967-4899

Official
BRPOA Website:

www.blueridgeshores.com

Official RU Website:

www.ridgeutilities.com

Sheriff's Office
Non-Emergency:
(540) 967-1234
Emergency: 911

RU After-Hours
Water Emergency
Contact:
(540) 967-1234

Office Hours:

Monday-Friday
8:00 AM - 4:00 PM

Saturday
8:00 AM - 2:00 PM

Sunday
Closed

PRESIDENT'S REPORT

My Friends,

As we end 2016 and prepare for 2017, we reflect upon the many accomplishments we have achieved in our lake community. We stayed on budget, despite twists and turns in revenue and expenditures, showing that our Finance Committee, Treasurer, Board and Professional Staff all worked together to stay on course without a deficit, and still fund our state law required fiscal reserves. By employing a conservative fiscal policy, the Board agreed to employ cost reductions in trash removal and other areas, resulting in many thousands of dollars saved. Once again, our Independent Auditors looked at our accounting methods, check procedures, categorization of expenses, and how we spend our money and awarded us a perfect audit score. That outside review assures us that our financial house has been, and remains, in good order.

With the weather turning cold, our dredging operation will be suspended for the year due to our disposal site needing longer evaporation times for the removed wet sludge. Our disposal site is governed by numerous regulations, permits and is inspected by the County, which requires that we strictly control our disposal procedure. We cannot dig any faster than we can properly dispose, and so we will stop now with winter and resume to finish up this coming spring. To-date we have removed 26,974 cubic yards of silt and have a few more coves to dig out. The silt removal operation has been so successful, that readings taken of the dredged areas after recent rains show hardly any increase in silt accumulation. That is much different than the past when we would have major flows of silt fanning out from Hickory Creek across the lake bed. We have now engineered scooped out areas to catch the silt before it can spread out across the lake, and these appear to be working well. Our lake water quality readings continue to be within normal limits. A "well done" to the General Manager and his staff for keeping this massive project on track.

Continued on Page 2

CONTENTS

<i>President's Report</i>	1	<i>Ridge Utilities</i>	10-12
<i>BRPOA BOD Meeting</i>	2-3	<i>Landscape Committee</i>	13
<i>BRPOA Budget</i>	4-5	<i>Women's Club</i>	13
<i>Calendar of Events</i>	7	<i>Trash</i>	14
<i>Compliance</i>	8	<i>General Manager</i>	15
<i>CSC</i>	9		



UPCOMING 2016 BRPOA MEETINGS

January 14, 2017
February 11, 2017
March 11, 2017
April 8, 2017
May 13, 2017
May 20, 2017
*Joint Annual
Meeting 10:00 AM*
Community Center
June 10, 2017
July 8, 2017
August 12, 2017
September 9, 2017
October 14, 2017
November 11, 2017

All Meetings will be held
at 9:00 AM in the BRS Office
Building unless otherwise
specified.

COMPLIANCE

The Virginia POA Act,
Sec 55-513, permits the
Board of Directors, or
their designated
committee to:

Suspend Privileges.

Impose fines not to
exceed \$50.00, or \$10.00
per day for offenses of a
continuing nature, not to
exceed 90 days.

Members are entitled to a
proper hearing prior to
fines and suspensions
being implemented.

PRESIDENT *Continued from Page 1*

A reminder that no vehicles are to be parked on BRS roadways, and that any portion of your car that extends into the roadway causes a safety hazard. With snow plowing operations and utility work expected in winter, we do not want any vehicles parked or protruding out into the roadway.

Finally, I want to thank our General Manager and Professional Staff for working hard behind the scenes so we may enjoy living in a wonderful community. From snow plowing, to tree cutting, to grass mowing, to beach cleaning, to processing hundreds of documents six days a week, we THANK YOU! Let's also recognize the many volunteers who give back hundreds of hours in community service to Blue Ridge Shores, that allow us to enjoy so many events and provide committee guidance. Thank you all for a terrific year, and we will lean forward into 2017!

Respectfully,
Thad Furlong

OFFICE CLOSINGS FOR THE HOLIDAYS

The Administrative Office will be closed on December 23-26 and reopen on December 27, 2016. The office will also be closed on December 31, 2016 and January 1, 2016.

BRPOA Board of Directors Organizational Meeting October 14, 2016

In Attendance: Thaddeus Furlong, Hal Davis, Rick Gray, William Earhart, Clarence Craig, Donna Frago, Paul Glass, and Denny W. Kelly, GM. **Absent:** David Armentrout & Joe Brown.

Approval of the Agenda: Davis requested the addition of the 2017 Member Survey to New Business. Furlong **moved** for approval of the amended agenda, Glass seconded and **approval was unanimous.**

Approval of the Minutes: Minutes for the September 9, 2016 Board meeting were presented. Davis added corrections which will be included. Furlong **moved** for approval of the updated minutes, Davis seconded and **approval was unanimous.**

Contract Renewal Updike Industries (garbage removal): Furlong **moved** to reduce trash removal costs by approving one pick-up per week, at a cost of \$4850/month or a yearly a cost of \$58,200/year **for the next three years.** (2017-2019 inclusive) Earhart **seconded. Motion passed unanimously.**

Lot Variance Request: The written material from the Jennings was reviewed along with research of the past Board decisions on this lot. The general consensus was variance questions must be on a 'case-by-case- basis, with no setting of any precedent. On the specific Jennings request, Gray **moved** to approve and Furlong **seconded. A roll call vote showed Gray, Frago, Earhart and Glass in favor with Craig and Davis opposed. The variance was granted.**

Revision to Pet Policy: The new revised wording was read into the minutes. Acceptance on first reading was **moved** by Frago, seconded by Glass and **approved unanimously. A**

second reading is required next month.

"Owners may keep customary household pets on their lots. Owners may not keep other animals or fowl on their lots. The number of customary household pets that are kept on a lot shall be limited by the owner so as not to constitute an annoyance to the neighborhood. Any keeps, breeding or raising of animals for commercial or business purposes is prohibited.

Notwithstanding the foregoing, a person who, by reason of disability or other condition, is expressly authorized by the Federal or State or Local Law to keep a particular animal as a service animal shall provide documentation to the Association that is sufficient to establish that the person has a right to keep that particular animal as a service animal under applicable law."

Timber Acquisitions for Hickory Creek Bridge: Furlong **moved** to purchase 90 timbers from Purcell Lumber for \$17,058.60 to replace the existing bridge timbers. The work will be done "in house." Funding is provided for under the five-year plan. Davis **seconded** and **approval was unanimous**.

Approval of Five-year Plan, as presented: Earhart **moved** and Frago **seconded**. **Approval was unanimous**.

End of meeting: Motion by Furlong, Seconded by Davis to Adjourn @ 12:15PM
All present voted: FOR. Motion passed unanimously.

BRPOA Board of Directors Meeting November 12, 2016

In Attendance: Thaddeus Furlong, Hal Davis, Rick Gray, William Earhart, David Armentrout, Joe Brown, Clarence Craig, Donna Frago, Paul Glass & Denny W. Kelly, GM.

Executive Session 8:30AM: The Board met in executive session from 8:30-to-9:00AM to consider serious community rules violations. After presentation from the violators that include admissions of guilt and then broad discussion the Board voted unanimously to levy fines of \$50 and \$25. The board also voted to send both violators letters of reprimand.

Approval of the Agenda: Furlong added items to new business. Furlong **moved** for approval of the amended agenda, Davis **seconded** and **approval was unanimous**.

Approval of the Minutes: Minutes for the October, 14, 2016 Board meeting were presented as corrected via email input. Gray moved for approval of the minutes, Furlong seconded and **approval was unanimous**.

Revision to Pet Policy: The new revised wording was read into the minutes for the second month. The new policy was approved on first reading in October. This reading also **passed unanimously**. (**Armentrout sponsored, Craig seconded**)

"Owners may keep customary household pets on their lots. Owners may not keep other animals or fowl on their lots. The number of customary household pets that are kept on a lot shall be limited by the owner so as not to constitute an annoyance to the neighborhood. Any keeps, breeding or raising of animals for commercial or business purposes is prohibited.

Notwithstanding the foregoing, a person who, by reason of disability or other condition, is expressly authorized by the Federal or State or Local Law to keep a particular animal as a service animal shall provide documentation to the Association that is sufficient to establish that the person has a right to keep that particular animal as a service animal under applicable law."

Funding of 2016 Reserves: In the amount of \$151,052. Earhart **moved**, Davis **seconded** and **approval was unanimous**.

Member Request for variance in the Lot Site Modification: Section 3, Building Regulations, G. (i.e.: a carport sized 24 X 24), as presented. Davis **moved** and Frago **seconded**. **Approval was unanimous**.

Dues Schedule for 2017: After much discussion the Board approved Modified Plan 3 [Member Dues \$275, SFDU Fee \$1050, Unimproved adjacent lot fee \$210, and Unimproved non-adjacent lot fee \$290), with amended Boat Fees (\$50 under 50hp; \$75 50hp-149 hp; \$100 above 150hp). **Davis moved, Gray seconded. VOTING FOR: Armentrout, Brown, Craig, Davis, Frago, Furlong, Glass, Gray. ABSTAIN Earhart.**

Approval of 2017 Operating Budget, as amended by Treasurer Earhart: **Moved by Earhart, seconded by Glass, approval was unanimous**.

End of meeting: Motion by Furlong, Seconded by Davis to Adjourn: 12:15PM

BRPOA 2017 Approved Budget

DESCRIPTION	Approved		
REVENUES	2016 BUDGET		
MEMBERSHIP DUES	171,600	REGISTRATION/MEMBERSHIP FEES	1,200
SINGLE FAMILY DWELLING UNIT FEE	593,250	ADVERTISING/RECRUITING	250
ADJACENT LOT FEES	56,175	PUBLIC RELATIONS/DONATIONS	250
NON ADJACENT LOT FEES	89,030	LEGAL EXPENSE	6,000
REGISTRATION FEES	4,000	AUDITING EXPENSE	7,000
DISCLOSURE PACKET FEES	4,000	OFFICE SUPPLIES	4,500
PROPERTY TRANSFER FEES	1,500	JANITORIAL SUPPLIES	1,350
BOAT SLIP FEES	5,000	MAINTENANCE SUPPLIES	1,500
BOAT REGISTRATION FEES	19,475	PRINTING	6,500
COMMUNITY CENTER RENTAL FEES	3,000	POSTAGE	5,500
OFFICE RENTAL FEES	4,800	ELECTION COSTS	3,000
ANNUAL RENTAL FEE	2,800	TRAVEL/GAS-ADMIN.	1,000
ELECTRONIC GATE FEES	3,500	TRAVEL/GAS-MAINT.	5,000
DRY STORAGE FEES	100	DIESEL FUEL/MAINT.	500
LATE PAYMENT FEES	4,000	ELECTRICITY	16,500
COMPLIANCE FEES	2,500	PROPANE	3,000
BUILDING PERMIT FEES	1,000	TELEPHONE	7,000
DELINQUENT DUES COLLECTION	500	COMMUNICATIONS/INTERNET	1,275
MISCELLANEOUS INCOME	920	TRASH COLLECTION	62,500
MARINA SALES	12,500	OFFICE EQUIPMENT RENTAL	1,675
CONCESSION SALES	1,250	EQUIPMENT PURCHASES-ADMIN.	1,000
INTEREST OPERATING	100	EQUIPMENT PURCHASES-MAINT.	2,500
CREDIT CARD FEES	<u>1,000</u>	EQUIPMENT REPAIRS-ADMIN.	3,000
TOTAL REVENUES	982,000	EQUIPMENT REPAIRS-MAINT.	3,000
		VEHICLE REPAIRS-MAINT.	2,000
EXPENSES		MAINTENANCE BUILDING-MAINT.	1,500
COST OF SALES-MARINA	100	OFFICE BUILDING-MAINT.	2,350
COST OF SALES-GAS	8,750	COMM. CENTER-MAINT.	2,200
COST OF SALES-CONCESSIONS	1,200	ROAD AND BRIDGE MAINTENANCE	120,000
SALARIES & WAGES-ADMIN.	100,627	RECREATION AREA MAINT.	4,000
SALARIES & WAGES-MAINT.	75,490	COMMON AREA-MAINT.	15,000
SALARIES & WAGES-MARINA	5,305	DAM INSPECTION-DIVER	6,000
OVERTIME WAGES-MAINT.	6,750	DAM INSPECTION-ENGINEER	9,000
TEM/PARTTIME WAGES-ADMIN.	6,360	WATER QUALITY TESTING	2,000
CLEANING LABOR	3,750	SECURITY SERVICES	4,000
FEDERAL PAYROLL TAXES	15,467	BOAT MAINTENANCE	1,000
FEDERAL UNEMPLOYMENT TAXES	325	SAFETY SIGNS	2,000
STATE UNEMPLOYMENT TAXES	75	SECURITY EQUIPMENT	2,000
GROUP INSURANCE	15,675	ELECTRONIC GATES MAINTENANCE	11,000
401K MATCH	2,600	ROAD CERTIFICATION	500
UNIFORMS	3,200	FOURTH OF JULY SECURITY	2,500
WORKERS COMPENSATION INS.	4,750	CSC-CONTRIBUTION	6,125
GENERAL INSURANCE	37,000	FIREWORKS	10,000
REAL ESTATE TAXES	700	LANDSCAPING	1,200
STATE CORPORATION TAXES	750	CONTINGENCY	13,794
PROPERTY TAXES	1,200	IMPROVEMENT RESERVE	15,942
SALES TAX	75	REPLACEMENT RESERVE	123,018
BAD DEBT EXPENSE	30,000	DAM/BRIDGE RESERVE	95,142
BANK/CREDIT CARD SERVICE FEES	1,750	DEBT SERVICE/SILT REMOVAL	<u>62,830</u>
		TOTAL EXPENSES	982,000

Blue Ridge Property Owners Association, Inc. 2017 Fee Schedule

New Member/ Occupant Orientation Fee.....	\$100.00
Annual Membership Dues.....	\$275.00
Single Family Dwelling Unit Fee.....	\$1,050.00
Undeveloped Lot Fee(first lot adjacent to SFDU lot).....	\$210.00
Undeveloped Lot Fee (not adjacent to SFDU lot)	\$290.00
Undeveloped Lot Fee (No House).....	\$290.00
Annual Rental Fee (Per Property).....	\$50.00
Annual Boat Slip	\$150.00
Dry Dock Storage Fee.....	\$15/mo or \$120/yr
Annual Motorized Boat Fee Schedule	
1-49 Horsepower	\$50.00
50-149 Horsepower	\$75.00
150 & above Horsepower.....	\$100.00
Non-motorized Boat One-Time Registration Fee.....	\$25.00
Lake Use Violations (Per Occurrence)	\$50.00
Gate Cards (Each)	\$25.00
Gate Damage (Per Occurrence)	\$250.00
Community Center Rental (Daily)	\$150.00
Deposit for BRS Community Center Rental	\$50.00
Exclusive Pavillion Rental / Reservation	First 3 hours \$50, Each Additional hour \$25.00
Deposit for Pavillion Reservation	\$50.00
Disclosure Packet	\$150.00
Property Transfer Fee.....	\$50.00
Realtor Sign	\$10.00
Building Permit for House/ New Construction	\$6,000
Road Maintenance/ New Construction	\$4,000
Building Permit for Additions	\$100.00
Building Permit for Pier, Seawall, Garage, Boathouse, Shed.....	\$50.00
Convenience Fee, Credit Card Usage	4%
Fax In/Out	\$.50 page/\$1.00 page
Copies.....	\$.15 per page
Membership Mailing Labels	\$18.00

Building Permit Fee will be reduced by 10% of each year, for a maximum of 10 years, that a member in "Good Standing" has owned that lot on which new construction of a single family dwelling unit is built. There is a one-time credit and applies to owners of record prior to 1/12/13.

BRS 2017 BUDGET IS SPENT ON THE FOLLOWING CATEGORIES:

<u>RESERVES-</u> Dam and Bridge, replacement & improvement reserves	24%
per approved 5 year plan	
<u>ADMINISTRATION-</u> Admin. Salaries & benefits, insurance, property taxes, legal, audit, office expense,	27%
elections, printing & postage, utilities, telephone, communications, equipment maintenance and other.	
<u>MAINTENANCE-</u> Salaries & benefits, fuel, equipment repairs, building and common area maintenance.....	13%
<u>ROAD PAVING-</u> Road paving per adopted 12 year paving plan.....	13%
<u>TRASH SERVICE-</u> Annual trash pick-up contract and Louisa County Tipping fees.....	6%
<u>BAD DEBTS-</u> Annual reserve for uncollected accounts	3%
<u>CONTINGENCY & OTHER-</u> Reserve for unforeseen items, fireworks & CSC contribution	4%
<u>LAKE AND DAM MANAGEMENT-</u> Maintenance of the dam & lake, including debt service on silt removal	8%
<u>SAFETY & SECURITY-</u> Security services, signs, electronic gates	2%
TOTAL	100%

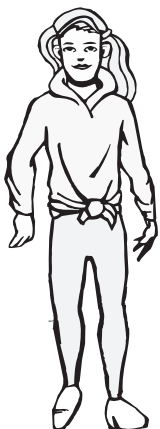
MEMBERS NOT IN GOOD STANDING November 14, 2016

Amick, James	Gaines-Kelly, Makeba	Libby, Walter L.
Anderson, John W.	Gheen, Randolph M.	Reese, Carrie & Sylvia Johnson
Barber, Thayne & Lauren	Harrison, Vernon & Patricia	Sherman, Benjamin A.
Burrer-Meza, Nancy	Hoosier, Danny & Lori	Shull, Mark, Jr.
DeBellis, Donna Lee	Hughes, Justin & Whitley	Waller, Jessica
Evans, Tara & Brian	Johnston, Douglas K.	White, Tim
Federal National Mortgage	Kammeter, Carol W.	Wright, James & Sharon
Fuentes, Rosali	Lamb, Wilda	

2016 PARTIAL PAYMENT PLANS

A reminder to all members that entered a *Partial Payment Plan* with BRPOA for 2016 Assessments: For those that did not meet their financial obligations by December 31, 2016, you will be directed to a Members Not in Good Standing Hearing on February 11, 2017, a Memorandum of Lien placed on the affected Lot(s), and referred to the Attorney for collections.

Safety tips for walkers in BRS



It has come to our attention that there have been a few close calls between walkers and vehicles within BRS. Drivers, please obey the speed limit, stop signs, and most of all be on constant lookout for walkers day, and night. Causing injury or death would be a life changing event for all involved. Walkers, be aware, especially around the many blind curves, for vehicles. Don't count on them seeing you first. If you walk at night wear reflective tape or clothing. This improves the odds of the driver seeing you first. The narrow roads at BRS make these safety tips especially valuable.

Thank you,
Smokie Craig
Safety and Security Chair

SUN	MON	TUE	WED	THUR	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Calendar of Events

December 2016 - January 2017

- **Women's Club**, Wednesday, December 7, 2016, Christmas Luncheon, 11:00AM
- **Adult Christmas Dinner**, Saturday, December 10, 2016, 6:00PM, Community Center
- **Children's Christmas Party**, Sunday, December 11, 2016, 4:00PM-6:00PM, Community Center
- **Office Closed** from December 23-26, 2016.
- **Office Closed** from December 31 and January 1.
- **BRPOA Board Meeting**, Saturday, January 14, 2017, 9:00AM, Association Office
- **Ridge Utilities, Inc. Board Meeting**, Saturday, January 21, 2017, 9:00AM, Association Office
- **Lake Committee Meeting**, Saturday, January 28, 2017, 9:00AM, Association Office
- **Community Services Committee Meeting**, Saturday, January 28, 2017, 9:30AM, Community Center

Crime Report

SEPTEMBER, 2016

North Lakeshore Dr

ACO – 1 (animal control officer)
Fire-Gas-Outside – 1
Mental/Suicidal Subject – 1
Return Phone Call – 1
Suspicious Activity – 1

Fairview Rd

EMS Call – 2 (Emergency Medical Service)
Redbud Dr
EMS Call – 2

Ellis Dr

Civil-Paper Service – 1

Locust Dr

EMS Call – 1
Gun Complaint/Shots Fired – 1
Suspicious Activity – 1

Nottingham Rd

ACO – 1
Vandalism – 1

Poplar Dr

911-Hangup – 1
911-Misdial – 1
Disorder/Domestic-Verbal – 2
EMS Call – 1

South Lakeshore Dr

ATV/Golf Cart – 2
Civil-Paper Service – 1
Disorder/Domestic-Verbal – 1
Fire-Gas-Residential – 1
Larceny – 2
Property Check – 61
Suspicious Activity – 3

Beechnut Dr

Fight in Progress – 1

OCTOBER, 2016

N Lakeshore Dr

ACO – 2
ATL – 1
Civil Paper Service – 5
EMS call – 1
Forgery/Fraud/Embezzle – 1
Gun Complaint/Shots Fired – 1
MVC- Injury – 1

Beach Rd

EMS Call – 2

Dogwood Dr

Civil Paper Service – 1

Ellis Dr

ATL – 1
Disorder/Domestic-Verbal – 1
EMS Call – 1
Welfare Check – 2

Ellis Ln

Civil Paper Service – 1

Redbud Dr

911-Open Line – 1
Disorder/Domestic Verbal – 1
Larceny – 1

Locust Dr

Civil Paper Service – 1

Ash Rd

ATL – 2

Ferndale Dr

ACO Call – 1

Nottingham Rd

Disorder/Domestic-Verbal – 1
EMS Call – 2

Ash Rd

ACO Call – 2
BOLO – 1
Civil Paper Service – 2
Welfare Check – 1

Poplar Dr

Civil Paper Service – 2

S Lakeshore Dr

Alarm-Burg-Resident – 1
Civil Paper Service – 4
Property Check – 66

Lee Ct

Disorder/Domestic-Physical – 1

Beech Nut Dr

Civil Paper Service – 1

Lakeview Cir

Civil Paper Service – 3

ACO- Animal Control Officer

ATL- Attempt to Locate

MVC- Motor Vehicle Crash

BOLO- Be On the Lookout

SCHOOL BUS STOP PROBLEMS



The Office continues to receive complaints regarding the school bus stop on South Lakeshore Drive. A few parents are continuing to park on South Lakeshore Drive and Beach Road which is not

permitted and crowding the bus as it enters and departs the area. Parents are parking within the entry and exit areas of the bus stop creating additional safety concerns. A few parents are driving out of the area while the flashing lights are activated and the children are walking to their parents. This is a violation of State Law. This occurs almost every day involving the Elementary School Bus. The Sheriff's Department is working in conjunction with the Association to resolve this problem. WE appreciate the parents that are helping us resolve these problems as well. Safety of the children is the single priority so please help!

POSTED SPEED LIMITS

The Association Office receives complaints routinely for people driving throughout the Community and exceeding the posted speed limits. The Louisa County Sheriff's Department has been most helpful in their attempts to resolve this problem. They have jurisdiction to write summons for speeding or reckless driving on Association Roads and the results go into Louisa County General District Court and if found guilty those results will be posted with DMV and appear on your Virginia Driver's License Records.

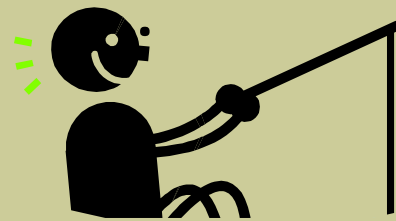
The Sheriff's Department has assured us of enhanced efforts to resolve these problems and will be placing Deputies in the areas of complaint. Please be considerate of yourself and others as it relates to the potential consequences of traveling too fast within the Community.

REMINDER: All Members and Registered Renters are responsible for their guests and their actions.

Compliance Committee Report

Septic System Inspection

All members are required to have standard septic systems inspected every five years by a certified septic company. Alternative pumping systems must be inspected every year. Please submit your certification to the office. This is not only a BRS requirement but a requirement from the Commonwealth of Virginia enforced by all county health departments. The BRS office notifies each member at the beginning of the year when your system is due for inspection. You have until December 31 to comply. Members that do not comply may be fined \$10 per day for 90 days. **Our Committee recently took this action on three members and this information may be posted in the Shore Line by name and Street Address.** There are no exceptions. This rule is to ensure the health of our lake and the health of our water supply. Thank you for keeping Blue Ridge Shores a healthy community for all.



PROTECT OUR WATERS!

Please report any illegal dumping of items into our waters to the Administration Office at 540-967-1408

Community Services Committee

Donna Gray, Chairperson

The Holidays are upon us! This is a busy time of the year for all of us, including the Community Services Committee (CSC).

Our Lasagna Cook-Off was again a success. Lots of good Lasagnas! First place went to Alex MacCormack! (For another year! Great job!) Thanks to all who entered and to all who helped!

Thanks to Brittany Noakes and April Haase for Chairing the Children's Halloween Party! We had a turnout of nearly 50 and a good time was had by all!

Tuesday, November 22 is our Bake Sale. This will be at the Community Center from 4-6:30pm. If you would like to bake an item for the sale, please bring it to the Community Center Monday evening from 6-7:00 or on Tuesday after 3:30. The proceeds will go towards our Community Center Fund. Hope to see you there!

We have been hosting a "Third Thursday". This is a chance to get out and socialize while enjoying a delicious lunch and a movie. The cost for this is \$5.00. Lunch is served at 11:30. Linda Markovits hosted the November 17 session with a delicious chicken casserole.

We had our second annual Soup Cook-Off on November 11. There were seven different soups and a fun time for all. First place went to Carolyn Cunha for her chicken tortilla soup but all who attended were winners! Congratulations!

We will be decorating the Community Center for the Holidays on Saturday, December 3rd. We will start at 9:30AM. Anyone wanting to help is welcome to join in!

Our Children's Christmas Party is Sunday, December 11th, from 4-6PM. We need volunteers to help with the games. Let's not disappoint the children. If you can help, please let me know! We are always looking for volunteers. All are welcome even if you don't have time to assist.

The Adult Christmas Party is Saturday, December 10th. You MUST get FREE tickets from the office. We have limited space so tickets are on a first come first serve basis. This is a Pot Luck Dinner. CSC will provide Turkey and Ham.

Vision Committee

The Committee over the last few weeks reviewed the "takeaways" of the resident survey sent in the summer (189 responses received). We then prioritized the list to ensure these items receive the utmost attention. Our top items of focus are: create a new community website, encourage the use of a booster to improve cell phone services, Add canoe/kayak racks at all BRS lake access lots, repair replace those BRS fishing docks that are in poor condition, add additional signage around community "caution blind curve", "slow children play area", Continue to work on "Goose Poop" solutions. There are many other takeaways from the survey that have been passed along to the office for completion. Lastly, we have begun the process of creating a vision statement for Blue Ridge Shores.

I wanted to thank the committee for volunteering their time and for their valuable input! Committee members-Ed Munday, Justin Haase, Debi Wobeter, Tim McCann, Hal Davis, Jane Sleight, Herb Bauer, Jim Finn, Walt Williams, Roger Randall, Terry Ortiz, Diane Baker, Teresa Walker

Joe Brown-Committee Chair

Our Deepest Sympathies and thoughts go out to members Jeff & Ann Holtz in the passing of Jeff's Father, Paul, who with his wife Averill were also former members and to Wanda Sherwin and family in the loss of John.

RIDGE UTILITIES

Serving Blue Ridge Shores

Telephone Office:
(540) 967-1408

www.ridgeutilities.com

Customer Service Information

**Report all
problems to
Customer Service**

**Monday—Friday
8:00 am—4:00 pm**

**Saturday
8:00 am—2:00 pm
(540) 967-1408**

**After Hours
Water Emergency
Contact
(540) 967-1234**

UPCOMING 2017 RU MEETINGS

**January 21, 2017
March 18, 2017
May 6, 2017
May 20, 2017
Joint Annual
Meeting 10:00 AM
Community Center
July 15, 2017
September 16, 2017
November 16, 2017**

**All Meetings will be held
at 9:00 AM in the BRS
Office Building unless
otherwise specified.**

Ridge Utilities, Inc. Board Meeting November 19, 2016

Board Members Present: Alex MacCormack, Molli Ellis, Al Fortune, William Haase and GM, Denny W. Kelly. **Board members absent:** William Munday, June Smith, & Stephen Tompkins.

MOTION: Molli Ellis made a motion, seconded by William Haase to approve the agenda as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by William Haase to approve the September 17, 2016 minutes as presented. The motion carried unanimously.

MOTION: William Haase made a motion, seconded by Al Fortune to accept the September 2016 and October 2016 Treasurer's Reports as presented. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by William Haase to approve the 2017 Operating Budget and Water Rates as presented.

MOTION: Al Fortune made a motion, seconded by Molli Ellis, authorizing the President to sign the contract in the amount of \$5700.00 for that service. The motion carried unanimously.

MOTION: Molli Ellis made a motion, seconded by Al Fortune to adjourn the meeting at 9:25 AM. The motion carried unanimously.

Ridge Utilities, Inc. Board Meeting

The next scheduled meeting of the Ridge Utilities, Inc. Board of Directors will take place Saturday, January 21st, 2017 at 9:00 a.m. in the Conference Room in the Association Office Building.

Due Dates for 4th qtr. 2016 Water Bills

Water bills will be mailed on 12/27/2016 for the 4th qtr. of 2016. If you do not receive your bill by 1/10/17 please contact our office to receive a replacement bill. Failure to receive your bill does not negate any late charges that may incur. ***Your 4th qtr. 2016 water bill is due on or before 1/31/17.***

If you are experiencing any hardship in meeting those due dates, please contact our office at (540) 967-1408 for an extension or payment arrangement. It is the member or registered renter's responsibility to contact the office when such an arrangement is needed. Please do not wait until after the meter is disconnected. Once the meter is disconnected the account balance as well as the reconnection fee must be paid in full before service will be restored.

RU 2017 Fee Schedule

Water Connection Fee	\$10,000.00
Quarterly Water Rates	
***Lot with dwelling (zero to 10,000 gallons)	\$108.00
Overage Charge	\$10.00 per 1,000 gallons
Lot with connection only	\$16.50
Administrative Transfer Fee	\$25.00
Reconnect Fee	\$50.00
Returned Check Fee	\$25.00
Credit Card Transaction Fee	4%
Quarterly Late Charge (Based on account balance)	2.5%

***** Minimum quarterly charge of \$108.00 for zero to 10,000 gallons.**

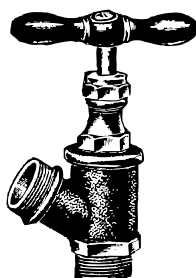
Overage charge is \$10.00 per 1,000 gallons of overage.

Continued on Page 12

RIDGE UTILITIES INC

2017 Proposed

Account	Description	2016 Approved	2017 Approved			
INCOME				Employee Related Services		
310	Water Service	\$276,700.00	\$279,916.00	410	Salaries	\$125,000.00 \$125,000.00
312	Connection Fee	\$10,000.00	\$10,000.00	413	Overtime/Bonus	\$2,500.00 \$2,500.00
313	Reconnect Fee	\$1,200.00	\$1,200.00	416	Health Insurance	\$12,000.00 \$12,000.00
336	Interest-Non Operating	2,000.00	\$1,500.00	417	Life Insurance	\$300.00 \$300.00
360	Carryover	\$2,000.00	\$2,000.00	553	Payroll Taxes	\$10,900.00 \$10,000.00
314	Administrative Transfer Fee	\$1,250.00	\$1,250.00	419	Worker's Comp	\$3,300.00 \$3,300.00
316	Credit Card Fees	\$365.00	\$365.00	431	Employee Awards	\$3,500.00 \$3,500.00
317	Lien Fees	\$0.00	\$0.00	731	Uniforms	\$1,000.00 \$1,200.00
350	Other Income	\$0.00	\$0.00	735	Retirement	\$2,120.00 \$1,700.00
TOTAL REVENUE		\$293,515.00	\$296,231.00	Total Employee Related Services	\$160,620.00	\$159,500.00
EXPENSES				Utilities		
	Administration			585	Electric	\$18,000.00 \$18,000.00
420	Insurance	\$6,700.00	\$6,800.00	586	Telephone	\$1,300.00 \$1,400.00
422	Printing	\$1,000.00	\$1,000.00	Total Utilities	\$19,300.00	\$19,400.00
424	Postage	\$1,500.00	\$1,500.00	Maintenance		
423	Annual Meeting	\$2,000.00	\$2,100.00	710	Vehicle Maintenance	\$400.00 \$400.00
425	Office Expense	\$1,000.00	\$1,000.00	711	Equipment Purchase	\$500.00 \$500.00
426	Bank Service Chrg	\$0.00	\$0.00	709	RU/BRPOA Truck Repairs	\$250.00 \$250.00
427	Credit Card Service Fees	\$500.00	\$500.00	759	Well Repair	\$11,000.00 \$11,000.00
430	Staff Training	\$1,500.00	\$1,500.00	712	Equipment Maintenance	\$2,000.00 \$2,000.00
432	Mileage Reimbursement	\$800.00	\$800.00	720	RU Systems	\$7,000.00 \$7,000.00
460	Accounting Fees	\$5,850.00	\$6,000.00	719	Chemicals	\$4,000.00 \$4,200.00
461	Attorney's Fees	\$400.00	\$500.00	715	Road Repair Materials	\$400.00 \$400.00
475	Office Rent & Leases	\$4,810.00	\$4,810.00	721	Valve Replacement	\$500.00 \$500.00
481	Website	\$560.00	\$300.00	750	Water Testing	\$2,100.00 \$2,100.00
730	Miscellaneous	\$250.00	\$250.00	713	Backflow Prevention	\$150.00 \$150.00
630	Billing Software	\$900.00	\$900.00	722	Gas & Diesel Fuel	\$1,800.00 \$1,100.00
476	Advertising	\$150.00	\$150.00	723	Generator Propane	\$700.00 \$700.00
Total Administration		\$27,920.00	\$28,110.00	724	Generator Service Agreement	\$1,500.00 \$1,500.00
Taxes				464	Road Repair	\$6,400.00 \$5,500.00
515	State Corporation Commission	\$100.00	\$100.00	Total Maintenance	\$38,700.00	\$37,300.00
519	Personal Property	\$450.00	\$425.00	Reserves		
520	Real Estate	\$1,700.00	\$1,700.00	745	Capital Water Reserve	\$10,000.00 \$10,000.00
525	Licenses	\$2,650.00	\$2,650.00	746	Equipment reserve	\$32,075.00 \$37,046.00
Total		\$4,900.00	\$4,875.00	Total Reserves	\$42,075.00	\$47,046.00



2017 Water Rates & Fees

\$108.00 Per Quarter with use of 10,000 gallons, **\$3.00 Per qtr increase**
 \$10.00 per 1,000 gallons use over 10,000 gallons, **\$1.00 Per thousand increase**

\$16.50 per Quarter for lot with connections

\$10000.00 New Water Connection

\$25.00 Administrative Transfer Fee

\$50.00 Reconnection Fee

2.5% Late fee per quarter on the unpaid balance

URGENT

Let's Be Proactive and Stop The Spread Of Hydrilla

About 25 years ago, Lake Louisa was invaded by an aquatic grass called Hydrilla. This is a plant originally imported into the U.S. to be used in aquariums and sometimes called "water kudzu" because it grows so fast. Hydrilla became so thick in the lake that many of the coves were unsuitable for swimming or wading and it even became difficult to operate boats in these areas because the hydrilla fouled the propellers so badly. By introducing a type of grass carp that feeds on hydrilla and other underwater vegetation (not the common carp found in most rivers, lakes and ponds) hydrilla has been eliminated from the lake.

While we have not seen any evidence that hydrilla is making a comeback in Lake Louisa, it is definitely making a comeback in Lake Anna and other rivers and lakes in Virginia. We do not want to have a recurrence in our lake. **Hydrilla is easily spread by introducing even very small pieces into the water.**

Therefore, we are asking that if you use your boat in other lakes or rivers please do the following before putting your boat in our lake.

- 1. Carefully check the boat, motor, propeller, and trailer;**
- 2. Remove all plant material;**
- 3. Thoroughly rinse off the boat and trailer before launching in Lake Louisa; and**
- 4. Do not allow the runoff from this to enter the lake.**

More information can be found by doing a simple internet search on "hydrilla in Virginia waters". Your cooperation will help protect the health of our lake.

Thank you.
Lake Committee

RIDGE UTILITIES *Continued from Page 10*

Quarterly water bill payments are due for the following quarters by the dates listed:

1st qtr.	Due by April 30th
2nd qtr.	Due by July 31st
3rd qtr.	Due by October 31st
4th qtr.	Due by January 31st

If you do not receive your bill by the 10th of the above months please call our office at (540) 967-1408 for a replacement bill. Failure to receive your bill does not relieve you of your obligation to pay for water bill or any late charges that may incur for past due accounts.

Are You Prepared for the Winter Months?

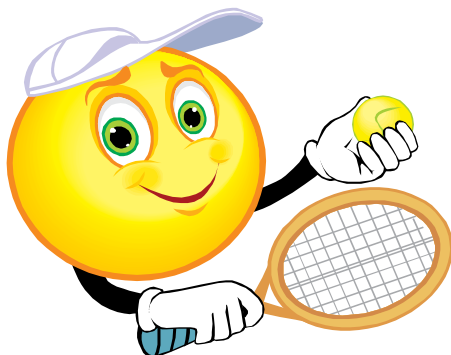
Winter weather is just around the corner, so now is the time to plan to protect your plumbing from freezing temps. The following are a few helpful tips to get you through the winter months:

- Tag and locate your main-line water valve so you can shut it off in an emergency. The valve is normally located where the water line enters your home through the foundation. Make sure everyone in your household knows how to turn off the water.
- Never try to thaw frozen pipes with an open flame or torch.
- If you'll be away from home for a few days, keep the thermostat at a reasonable temperature to protect pipes from freezing.
- Insulate pipes in unheated spaces.

For a detailed guide on winterizing your home plumbing please go to www.ridgeutilities.com and download a copy of Winterizing Your Home Plumbing for Blue Ridge Shores. Copies can also be obtained in the Association Office.

If You Suspect a Frozen Pipe

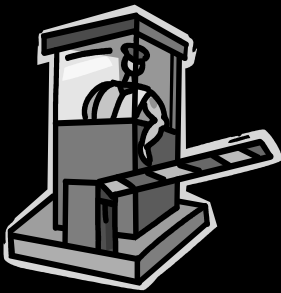
The cold weather season is upon us bringing about the possibility of frozen pipes. If you open a faucet and no water comes out, don't take any chances. If you suspect a frozen pipe call a plumber. If a water pipe bursts, turn off the water at the main line cut-off valve and the house cut-off valve; leave the faucet(s) open until repairs are completed. Don't try to thaw a pipe with an open flame as this will damage the pipe and may even start a fire



**Members that play
tennis can receive a key at
the office for their usage at
no charge!**



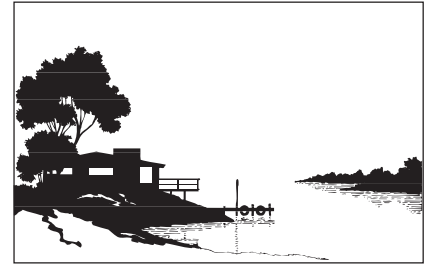
Gate breakage costs are now **\$250.00** per occurrence for 2016. Please make sure that you and your guests enter the gate one car at a time to avoid damage and fines!



Community Center and Pavilion reservations are necessary! Please make sure to reserve your date as soon as possible. Call the Association office at 540-967-1408 to secure your event!

From The Landscape Committee

Do you have a problem with bare ground, run-off and erosion? Has your shoreline changed noticeably in recent years? Has part of your bank collapsed? Does your property have areas of bare soil? Maybe you don't know which ground covers help solve landscaping challenges. We have a selection of hand-outs available at the office that provide information that might be useful to you.



Titles include:

Reducing Erosion and Runoff;
What Can I do For My Shoreline; Dealing with Geese;
Decreasing Runoff and Increasing Storm Water Infiltration;
Selecting Landscape Plants: Groundcovers; and,
Native Plants for Your Backyard.

Stop by the office and pick them up. If you have a particular question we would be happy to help find an answer. Just email Donna at casafargo@hotmail.com or Linda at eddieandlinda@comcast.net. Erosion contributes to the silt and members with properties on and off the lake need to pay attention to their ground. Working together we can all help reduce run-off and erosion.

Women's Club at Blue Ridge Shores

Judy Brown, 1st Vice President

On Wednesday, October 5th, the BRS Women's Club enjoyed an outing to Chateau Merrilanne – a local winery. Several husbands joined us as we sampled a variety of wines and enjoyed appetizers that we'd brought along. It was a nearby and lovely spot to visit on an early fall day.

The first Wednesday in November found us enjoying the company of new and old friends at our community center. We enjoyed a pot-luck luncheon and a book exchange. We continued planning for our Giving Tree holiday gifts and for our upcoming holiday luncheon on Wednesday, December 7th. The time and place for the luncheon will be announced shortly.

Please remember that membership in the Blue Ridge Shores Women's Club is open to any interested women. **NEW MEMBERS ARE JOINING EVERY MONTH!** Call Sandy Sierk, Membership Chair, at 967-1939 if you might like to be a part of this fun group. Dues for the year are just \$5.00. Come meet your neighbors and make new friends!

Trash is
being picked
up weekly
on Mondays



Please be kind to your neighbors, and remove your containers from the curbside promptly after pick-up..



Get your Shore Line via e-mail!

- ~ Saves Trees
- ~ Saves the Association \$
- ~ Receive your edition days sooner

If you would like to subscribe to receive your *Shore Line* via e-mail, send a request to:

brpoaom.brs@comcast.net

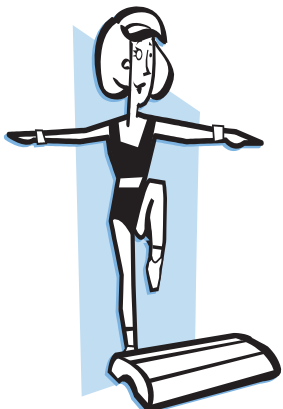


AEROBICS

Mondays, Wednesdays & Fridays

9am

Community Center



Come join your fellow members and take part in an aerobics workout. The exercise is conducted utilizing both VHS & DVD programs on a large screen TV. There is no charge but a waiver must be signed with the understanding that participation is at one's own risk.

General Manager's Report

Denny W. Kelly

May I take this opportunity to wish each of you and your family a great 2016 Holiday Season! We have enjoyed working with the membership during this year and look forward to a prosperous 2017.

Please **do not** clean out your yard/lot leaves and place them in the roadway or the drainage areas that lead to the Lake or the Lake. **Remember nothing can be placed in the Lake without Board permission.**

The Lake will not be lowered this year other than to control the water from flowing across the spillway to prevent freezing.

Please remember to follow all safe recommended practices with Christmas decorations. Be sure the chimneys are properly serviced and cleaned by a licensed professional prior to the wood burning. Remember to check your smoke/ fire alarms and change the batteries.

RU has winterization tips in the office, should you need guidance. It is a good idea to exercise the valve in your meter by turning on/off during the year. **Additionally all members should periodically check your water system for leaks, including a review of the meter. Call us if you need guidance on this.**

We are very pleased to report that all water tests during 2016 as prescribed by the Virginia Office of Drinking Water were submitted and approved.

To facilitate good snow removal efforts by the maintenance employees, please do not block or impede the equipment by parking vehicles or boats on the roads or in the right of ways. They will be removed at the owner's expense.

We are very pleased to report that to date, 95% of 2016 Dues and Assessments have been collected. The Association was awarded nine Judgments in Louisa County General District Court last week for non-payments.

A polite reminder to all that no trash of any type is to be placed on the ground for pickup on Monday, including small items, boxes, old trash cans or any of those items that are listed in the Policy. The only can the Contractor will service are those with Updike Industries on them. Please help by removing your can from the roadside the day of service when at all possible. Thanks!

Should you witness any activity that appears unlawful contact the Sheriff's Department immediately. Your identity will not be disclosed by them. **The Sheriff's Department is currently assisting the community by monitoring the speed of vehicles on the roadways and has written some tickets.**

The Virginia Conservation Police Department has been in the Community on three occasions within the past few months investigating reports of the geese being harassed. The Migratory Bird Treaty Act Indicates "except as permitted by regulations.. it shall be unlawful at any time, by any means or in any manner". Canada Geese are migratory birds, so they are covered by this Law. Per the Virginia Game and Inland Fisheries Department, if someone is "pursuing" the geese with a boat on public water, that would be illegal. With that being said, landowners have the right to harass geese from their own property when they are causing a nuisance, which would be listed under one of the exceptions. Their Officers will investigate these types of complaints without hesitation.

A special thanks to the **BRPOA & RU Boards of Directors** for their support this year.

Congratulations to Amy and George Allen with the arrival of Bailey Sue!

My very personal/special thanks to the Full and Part-time BRPOA/RU Employees for their many contributions to the Association's success story in 2016.

Members that may experience financial problems related to 2017 assessments please call and make an appointment to discuss a solution, early in the year.



DID YOU KNOW?

Trees that are dead or have dead limbs are your and your insurance company's responsibility, should they fall and damage a neighbor's property. Live trees that fall during a storm will not be the owner's responsibility.

Please survey your property, talk with your neighbor if necessary, and remove damaged trees and limbs needed.

Please report any trees on association property needing attention that we may have missed.

The Shore Line

Published by the
Blue Ridge Property
Owners Association
924 S. Lakeshore Dr.
Louisa, VA 23093

FIRST CLASS

Presort
First Class
US Postage Paid
Dulles, VA
Permit #349

BRPOA Board of Directors:

Thaddeus Furlong, President
Hal Davis, 1st Vice President
John Gray, 2nd Vice President
William Earhart, Treasurer
David Armentrout
Joe Brown
Smokie Craig
Donna Frago
Paul Glass

BRPOA Inc./RU Inc.
General Manager

BRPOA Inc./RU Inc.
Manager of Fiscal Affairs

BRPOA Inc./RU Inc.
Administrative Assistant

Ridge Utilities Board of Directors:

Alex MacCormack, President
William Munday, Vice President
Stephen Tompkins, Treasurer
Molli Ellis, Secretary
Al Fortune, Director
Bill Haase, Director
June Smith, Director

Denny W. Kelly
dwkelly.brs@comcast.net

Amy J. Evans
amy.brs@comcast.net

Jessica Evans
brpoaom.brs@comcast.net